003.0	0003	0025.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,203,900	/	1,203,900
USE VALUE:	1,203,900	/	1,203,900
ASSESSED:	1,203,900	/	1,203,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAO XIAOGANG &
Owner 2:	WAN XIUXIANG
Owner 3:	
Street 1:	S & W CONSULTING GROUP
Street 2:	PO BOX 445
Twn/City:	MALDEN
St/Prov:	MA Cntry: Own Occ: N
Postal:	02148 Type:

PREVIOUS OWNER

Owner 1:	ELIOS ELIZABETH G -
Owner 2:	LIFE ESTATE -
Street 1:	32 MELROSE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1940, having primarily Aluminum Exterior and 3322 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4752.000	749,600	4,300	450,000	1,203,900
Total Card	0.109	749,600	4,300	450,000	1,203,900
Total Parcel	0.109	749,600	4,300	450,000	1,203,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.43 | /Parcel: 362.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 2927

GIS Ref

GIS Ref

Insp Date 08/11/17

!292!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0003-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	749,600	4300	4,752.	450,000	1,203,900		Year end	12/23/2021
2021	105	FV	716,300	4300	4,752.	450,000	1,170,600		Year End Roll	12/10/2020
2020	105	FV	716,500	4300	4,752.	450,000	1,170,800	1,170,800	Year End Roll	12/18/2019
2019	105	FV	531,700	4300	4,752.	478,200	1,014,200	1,014,200	Year End Roll	1/3/2019
2018	105	FV	531,700	4300	4,752.	348,800	884,800	884,800	Year End Roll	12/20/2017
2017	105	FV	424,400	4300	4,752.	303,800	732,500	732,500	Year End Roll	1/3/2017
2016	105	FV	380,500	4300	4,752.	258,800	643,600	643,600	Year End	1/4/2016
2015	105	FV	338,500	4300	4,752.	253,200	596,000	596,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:17:57

LAST REV

Date	Time
11/16/17	18:22:24
ekelly	

PAT ACCT. 292

USER DEFINED

Prior Id # 1:	2927
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELIOS ELIZABETH	1485-76		2/9/2016		921,000	No	No		Elizabeth Elios d.o.d. 10/16/2015 Bk 01165 Pg
ELIOS ELIZABETH	1165-62		12/9/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2010	2419	Manual	7,141					INSULATE EXT/ATTIC
12/3/1997	725		20,000					REMODEL KIT/WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2017	SQ Returned	EMK	Ellen K
8/11/2017	MEAS&NOTICE	HS	Hanne S
7/19/2016	Sales Review	PT	Paul T
1/29/2009	Meas/Inspect	294	PATRIOT
9/21/1999	Meas/Inspect	264	PATRIOT
8/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4752		Sq. Ft.	Site		0	80.	1.18	1									450,049						450,000	

Total AC/HA:	0.10909	Total SF/SM:	4752	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	450,049	Spl Credit		Total:	450,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.96609843
Const Adj.:	0.98000199
Adj $ / SQ:	170.420
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	785768
Depreciation:	36145
Depreciated Total:	749623

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	4	2	

Totals		
3	14	6

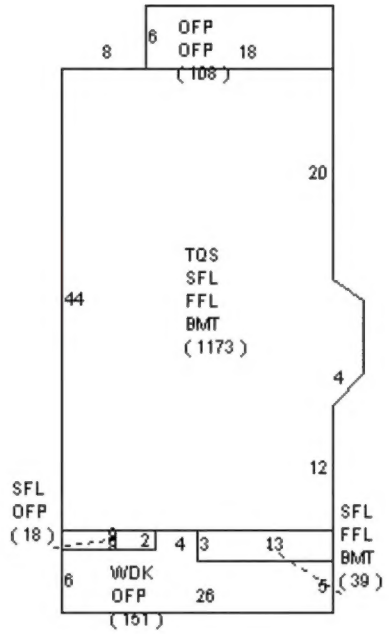
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	170.42
Special Features:	0	Val/Su Net:	147.85
Final Total:	749600	Val/Su SzAd	225.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,230	170.420	209,617
BMT	Basement	1,212	51.130	61,965
FFL	First Floor	1,212	170.420	206,549
TQS	3/4 Story	880	170.420	149,927
OFP	Open Porch	385	20.370	7,842
WDK	Deck	151	12.370	1,868

Net Sketched Area:	5,070	Total:	637,768
Size Ad	3321.75	Gross Area	5363	FinArea	3322
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

003.0-0003-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X17	A	AV	1940	23.17	T	40	105			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300

IMAGE

AssessPro Patriot Properties, Inc